

Maryland Historical Trust
State Historic Sites Inventory Form

Survey No. 14-20

Magi No. 1601935504

DOE ☐ yes ☐ no

1. Name (indicate preferred name)

historic Lorenzo Watkins House

and/or common

2. Location

street & number 10820 Watkins Road ☐ not for publication

city, town Cedar Grove ☐ vicinity of congressional district

state Maryland county Montgomery

3. Classification

Category	Ownership	Status	Present Use
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture <input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial <input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational <input checked="" type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment <input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government <input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial <input type="checkbox"/> transportation
	<input type="checkbox"/> not applicable	<input checked="" type="checkbox"/> no	<input type="checkbox"/> military <input type="checkbox"/> other:

4. Owner of Property (give names and mailing addresses of all owners)

name Guy Dallas & Fannie Elizabeth Watkins

street & number 10820 Watkins Road telephone no.: 972-3165

city, town Cedar Grove state and zip code Maryland 20767

5. Location of Legal Description

courthouse, registry of deeds, etc. Montgomery County Courthouse liber 4611

street & number folio 663

city, town Rockville state Maryland

6. Representation in Existing Historical Surveys

title M-NCPPC Historic Sites Inventory

date 1976 ☐ federal ☒ state ☒ county ☐ local

depository for survey records M-NCPPC Park Historian's Office

city, town Rockville state Maryland

M: 14-20

7. DESCRIPTION

CONDITION	(Check One)					
	<input type="checkbox"/> Excellent	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Deteriorated	<input type="checkbox"/> Ruins	<input type="checkbox"/> Unexposed
	(Check One)			(Check One)		
	<input checked="" type="checkbox"/> Altered	<input type="checkbox"/> Unaltered	<input type="checkbox"/> Moved	<input checked="" type="checkbox"/> Original Site		

DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE

The house is a two-story, frame structure, built in several sections. The south end is a three-bay unit with the doorway in the north bay and two windows in the center and south bays. A stair hall runs through the house with a room to the south.

The north end is a three-bay unit with central door and flanking windows.

Chimneys are positioned at either end, as well as one at the center. The north end chimney is external; the central chimney was probably an end chimney for the north end before the south end was built. The south end chimney is internal.

On the east facade, a porch has been enclosed and other alterations have been made, obscuring much of the facade. Along the slope of the gable ends are bargeboards.

North of the house is a frame bankbarn. West of the house is a shed-roofed outbuilding.

SEE INSTRUCTIONS

B. Significance

Survey No.

M. 14-20

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates

Builder/Architect

Check: Applicable Criteria: ☐ A ☐ B ☐ C ☐ D
and/orApplicable Exception: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ GLevel of Significance: ☐ national ☐ state ☐ local

Prepare both a summary paragraph of significance and a general statement of history and support.

The Lorenzo Watkins house is a large rural vernacular dwelling constructed in parts. The main block of the house was built in two section and has a porch enclosure and other alterations along the facade which greatly alter the original appearance of the house. The house exhibits the influence of gothic revival architecture seen in the barge boards located in the gable ends.

The Watkins family was evidently among the earlier settlers to this area. They own(ed) a number of farms in Cedar Grove and surrounding areas during the nineteenth and twentieth centuries.

The house was built by Lorenzo Watkins sometime between 1860 and 1876.¹ It was constructed on approximately 95 acres of "Cow Pasture" which Lorenzo purchased from Vincent and Catherine Brewer for \$1,500 in March of 1859.² Lorenzo ran a farm here. Then in August of 1919 he passed the farm on to his son, Joseph Dallas Watkins and his wife, Ida V. Watkins.³ Joseph lived here until his death in June of 1936 at which time the farm, then consisting of 162 acres, was conveyed to his three children. It was then conveyed to a single heir, Guy Watkins and his wife, Fannie Elizabeth Watkins, the present owners.⁴ Thus, the farm remains in the Watkins family to this day. In 1975, most of the surrounding acreage was sold off so that now the house, frame bank barn and other outbuilding now rest on a one acre lot.

¹The date given is based on the tax assessments, the purchase date for the property and the fact that Lorenzo (or L.D.) appears on the 1879 and 1865 maps of the county.

²Deed JGH 7/301, Montgomery County Land Records.

³Deed 284/9, " "

⁴Deed 614/401, " "

9. Major Bibliographical References

Survey No. M:14-20

Montgomery County Land Records
Montgomery County Commissioners Tax Assessment Books
County Maps of 1865 & 1879

10. Geographical Data

Acreage of nominated property 1.00 acres

Quadrangle name _____

Quadrangle scale _____

UTM References do NOT complete UTM references

A

--	--	--	--	--	--	--	--	--	--

Zone Easting Northing

B

--	--	--	--	--	--	--	--	--	--

Zone Easting Northing

C

--	--	--	--	--	--	--	--	--	--

D

--	--	--	--	--	--	--	--	--	--

E

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F

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G

--	--	--	--	--	--	--	--	--	--

H

--	--	--	--	--	--	--	--	--	--

Verbal boundary description and justification

List all states and counties for properties overlapping state or county boundaries

state	code	county	code

state	code	county	code

11. Form Prepared By

name/title Catherine Crawford

organization Mont. Co. Hist. Pres. Comm.

date 2/84

street & number

telephone

city or town Rockville

state Maryland

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust
Shaw House
21 State Circle
Annapolis, Maryland 21401
(301) 269-2438

MARYLAND HISTORICAL TRUST WORKSHEET

1601935504

NOMINATION FORM
for the
NATIONAL REGISTER OF HISTORIC PLACES, NATIONAL PARKS SERVICE

SEE INSTRUCTIONS

1. NAME				
COMMON:				
AND/OR HISTORIC: <div style="text-align: center;">Lorenzo Watkins House</div>				
2. LOCATION				
STREET AND NUMBER: <div style="text-align: center;">10820 Watkins Road</div>				
CITY OR TOWN: <div style="text-align: center;">Cedar Grove</div>				
STATE <div style="text-align: center;">Maryland</div>		COUNTY: <div style="text-align: center;">Montgomery</div>		
3. CLASSIFICATION				
CATEGORY (Check One)		OWNERSHIP		STATUS
<input type="checkbox"/> District <input checked="" type="checkbox"/> Building <input type="checkbox"/> Site <input type="checkbox"/> Structure <input type="checkbox"/> Object		<input type="checkbox"/> Public <input checked="" type="checkbox"/> Private <input type="checkbox"/> Both		<input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress
		Public Acquisition: <input type="checkbox"/> In Process <input type="checkbox"/> Being Considered		ACCESSIBLE TO THE PUBLIC Yes: <input type="checkbox"/> Restricted <input type="checkbox"/> Unrestricted <input checked="" type="checkbox"/> No
PRESENT USE (Check One or More as Appropriate)				
<input type="checkbox"/> Agricultural <input type="checkbox"/> Government <input type="checkbox"/> Park <input type="checkbox"/> Transportation <input type="checkbox"/> Comments <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Private Residence <input type="checkbox"/> Other (Specify) _____ <input type="checkbox"/> Educational <input type="checkbox"/> Military <input type="checkbox"/> Religious _____ <input type="checkbox"/> Entertainment <input type="checkbox"/> Museum <input type="checkbox"/> Scientific _____				
4. OWNER OF PROPERTY				
OWNER'S NAME: <div style="text-align: center;">Guy D. Watkins</div>				
STREET AND NUMBER: <div style="text-align: center;">10820 Watkins Road</div>				
CITY OR TOWN: <div style="text-align: center;">Cedar Grove</div>		STATE: <div style="text-align: center;">Maryland</div>		
5. LOCATION OF LEGAL DESCRIPTION				
COURTHOUSE, REGISTRY OF DEEDS, ETC: <div style="text-align: center;">Montgomery County Courthouse</div>				
STREET AND NUMBER:				
CITY OR TOWN: <div style="text-align: center;">Rockville</div>		STATE: <div style="text-align: center;">Maryland</div>		
Title Reference of Current Deed (Book & Pg. #):				
6. REPRESENTATION IN EXISTING SURVEYS				
TITLE OF SURVEY: <div style="text-align: center;">None</div>				
DATE OF SURVEY: <input type="checkbox"/> Federal <input type="checkbox"/> State <input type="checkbox"/> County <input type="checkbox"/> Local				
DEPOSITORY FOR SURVEY RECORDS:				
STREET AND NUMBER:				
CITY OR TOWN:		STATE:		

7. DESCRIPTION

CONDITION	(Check One)					
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	(Check One)			(Check One)		
	<input checked="" type="checkbox"/> Altered	<input type="checkbox"/> Unaltered	<input type="checkbox"/> Moved	<input checked="" type="checkbox"/> Original Site		

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SEE INSTRUCTIONS

8. SIGNIFICANCE

PERIOD (Check One or More as Appropriate)

☐ Pre-Columbian☐ 16th Century☐ 18th Century☐ 20th Century☐ 15th Century☐ 17th Century☒ 19th Century

SPECIFIC DATE(S) (If Applicable and Known)

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

Aboriginal

☐ Prehistoric☐ Historic☐ Agriculture☐ Architecture☐ Art☐ Commerce☐ Communications☐ Conservation☐ Education☐ Engineering☐ Industry☐ Invention☐ Landscape☐ Architecture☐ Literature☐ Military☐ Music☐ Political☐ Religion/Phi-
losophy☐ Science☐ Sculpture☐ Social/Human-
itarian☐ Theater☐ Transportation☐ Urban Planning☐ Other (Specify)

STATEMENT OF SIGNIFICANCE

SEE INSTRUCTIONS

9. MAJOR BIBLIOGRAPHICAL REFERENCES

10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY				O R	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES			
CORNER	LATITUDE				LONGITUDE			
	Degrees	Minutes	Seconds		Degrees	Minutes	Seconds	
NW	°	'	"		°	'	"	
NE	°	'	"		°	'	"	
SE	°	'	"		°	'	"	
SW	°	'	"		°	'	"	

APPROXIMATE ACREAGE OF NOMINATED PROPERTY:

Acreage Justification:

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE:		COUNTY:	
STATE:		COUNTY:	
STATE:		COUNTY:	
STATE:		COUNTY:	

11. FORM PREPARED BY

NAME AND TITLE: Christopher Owens, Park Historian	
ORGANIZATION M-NCPPC	DATE 18 Mar 74
STREET AND NUMBER: 8787 Georgia Avenue	
CITY OR TOWN: Silver Spring	STATE Maryland

12. State Liaison Officer Review: (Office Use Only)

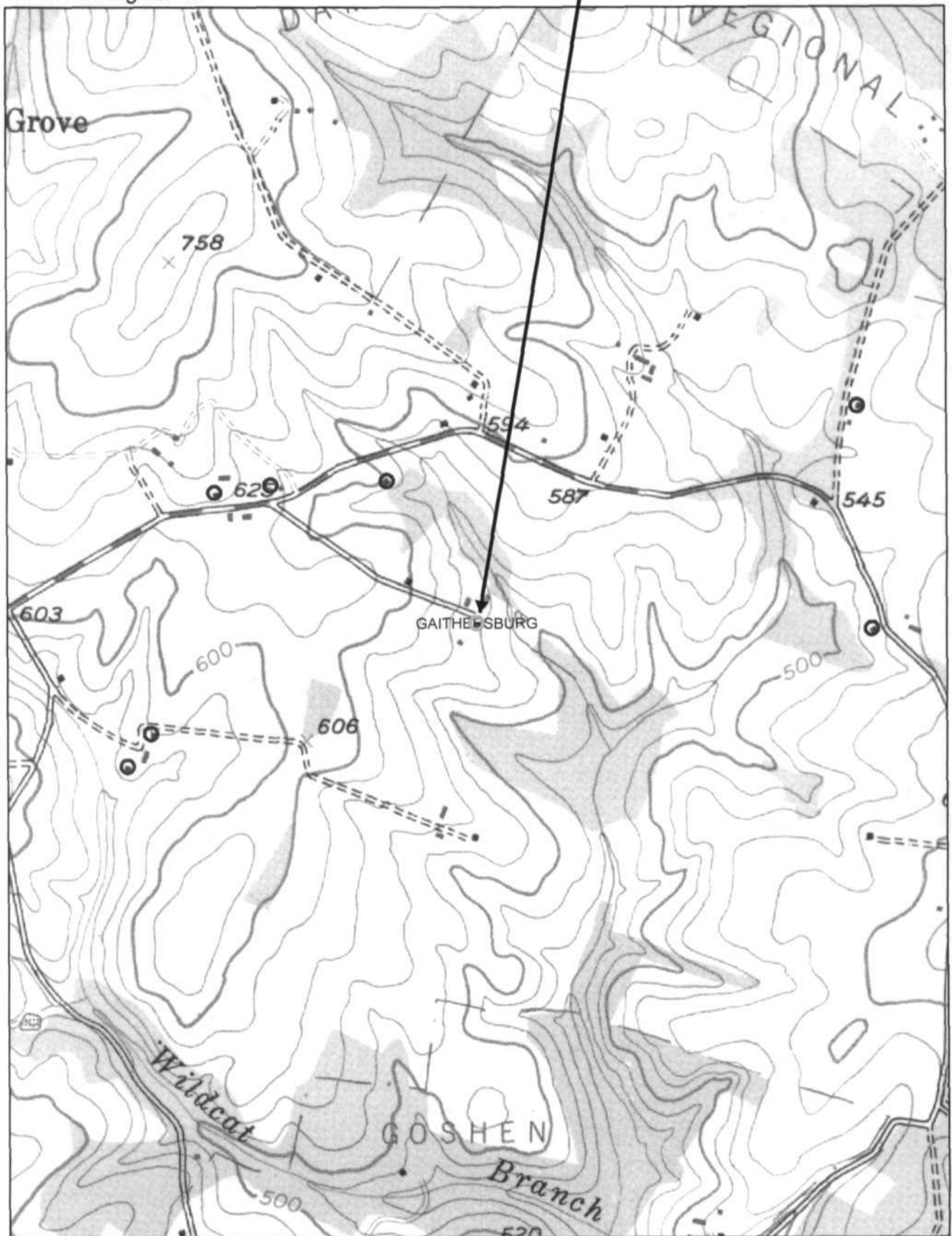
Significance of this property is:

National ☐ State ☐ Local ☐

Signature

SEE INSTRUCTIONS

MO: 14 - 20
Lorenzo Watkins Hosue
10820 Watkins Road
Germantown, Montgomery County
Gaithersburg Quad



14-20

M:14-20



Maryland Department of Assessments and Taxation
MONTGOMERY COUNTY
Real Property Data Search

[Go Back](#)
[View Map](#)
[New Search](#)

Account Identifier: District - 12 Account Number - 01707273

Owner Information

Owner Name: KOONTZ, RANDALL A
 Randy + Lisa
Mailing Address: 10820 WATKINS RD
 GERMANTOWN MD 20876-4530

Use: RESIDENTIAL
Principal Residence: YES
Deed Reference: 1) /17155/ 198
 2)

201-972-2000

Location & Structure Information

Premises Address Zoning Legal Description
10820 WATKINS RD RE2 COW PASTURE RAYS ADV
GERMANTOWN 20876-4530 ENTURE

Map	Grid	Parcel	Subdivision	Section	Block	Lot	Group	Plat No:
FW31		P438	1				80	Plat Ref:

Special Tax Areas Town
 Ad Valorem
 Tax Class 42

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1859	1,624 SF	43,560.00 SF	111

Stories	Basement	Type	Exterior
2	NO	STANDARD UNIT	ASBESTOS SHINGLE

Value Information

	Base Value	Value As Of 01/01/2001	Phase-in Assessments As Of 07/01/2001	As Of 07/01/2002
Land:	70,890	70,890		
Improvements:	68,160	73,040		
Total:	139,050	143,930	140,676	142,302
Preferential Land:	0	0	0	0

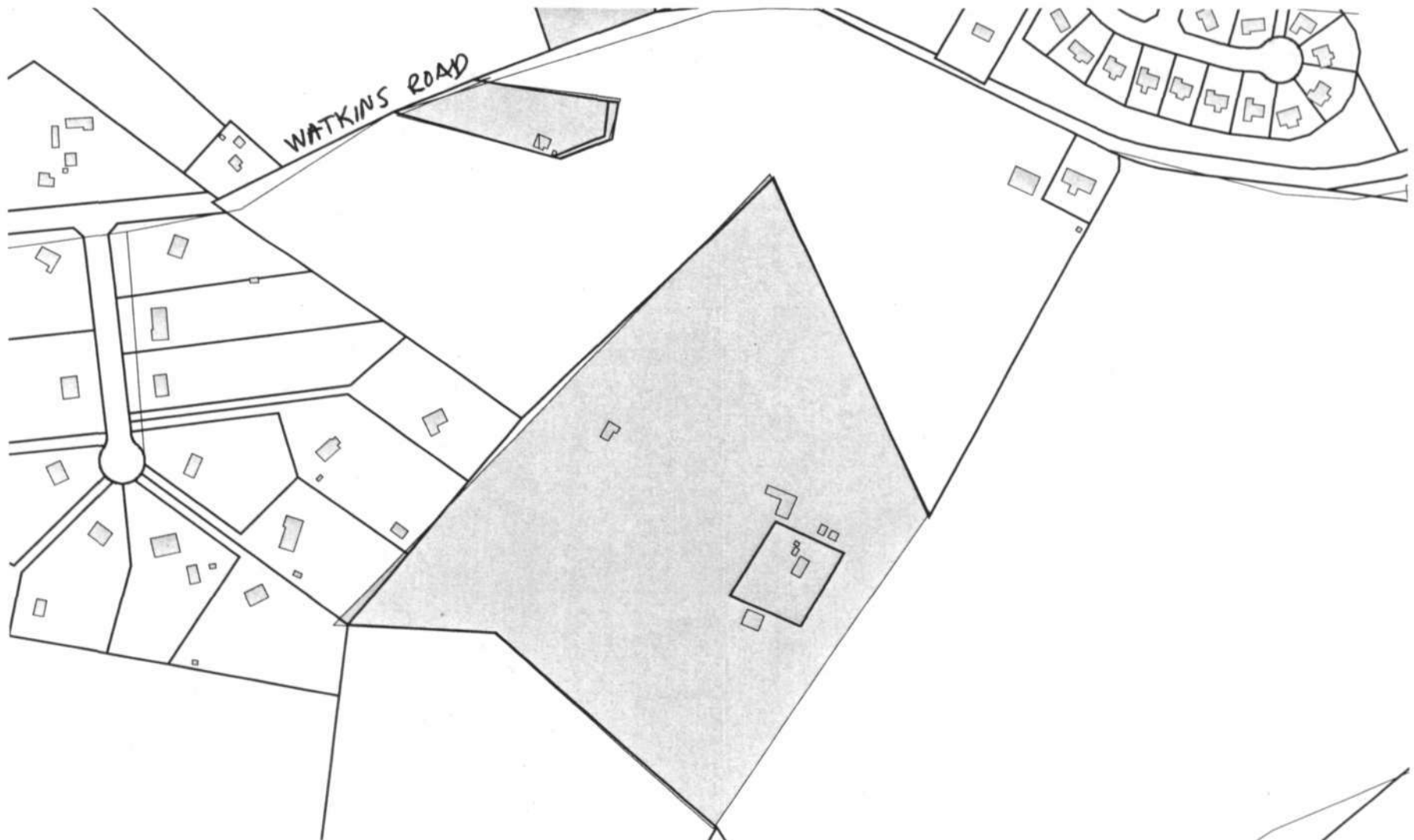
Transfer Information

Seller: WATKINS, FANNIE E	Date: 06/03/1999	Price: \$55,000
Type: IMPROVED ARMS-LENGTH	Deed1: / 4611/ 663	Deed2:
Seller:	Date: 01/31/1975	Price: \$0
Type: NOT ARMS-LENGTH	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Code	07/01/2001	07/01/2002
County	000	0	0
State	000	0	0
Municipal	000	0	0

#14-20 LORENZO WATKINS HOUSE



Notice:
The planimetric, property, and topographic information shown on this map is based on copyrighted Map Products from Montgomery County Department of Park and Planning of the Maryland-National Capital Park and Planning Commission, and may not be copied or reproduced without permission from M-NCPPC. Property lines are compiled by adjusting the property lines to topography created from aerial photography and should not be interpreted as actual field surveys. Planimetric features were compiled from 1:14400 scale aerial photography using stereo photogrammetric methods. This map is created from a variety of data sources, and may not reflect the most current conditions in any one location and may not be completely accurate or up to date. All maps features are approximately within five feet of their true location. This map may not be the same as a map of the same area plotted at an earlier time as the data is continuously updated. Use of this map, other than for general planning purposes is not recommended.
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Casual User Application



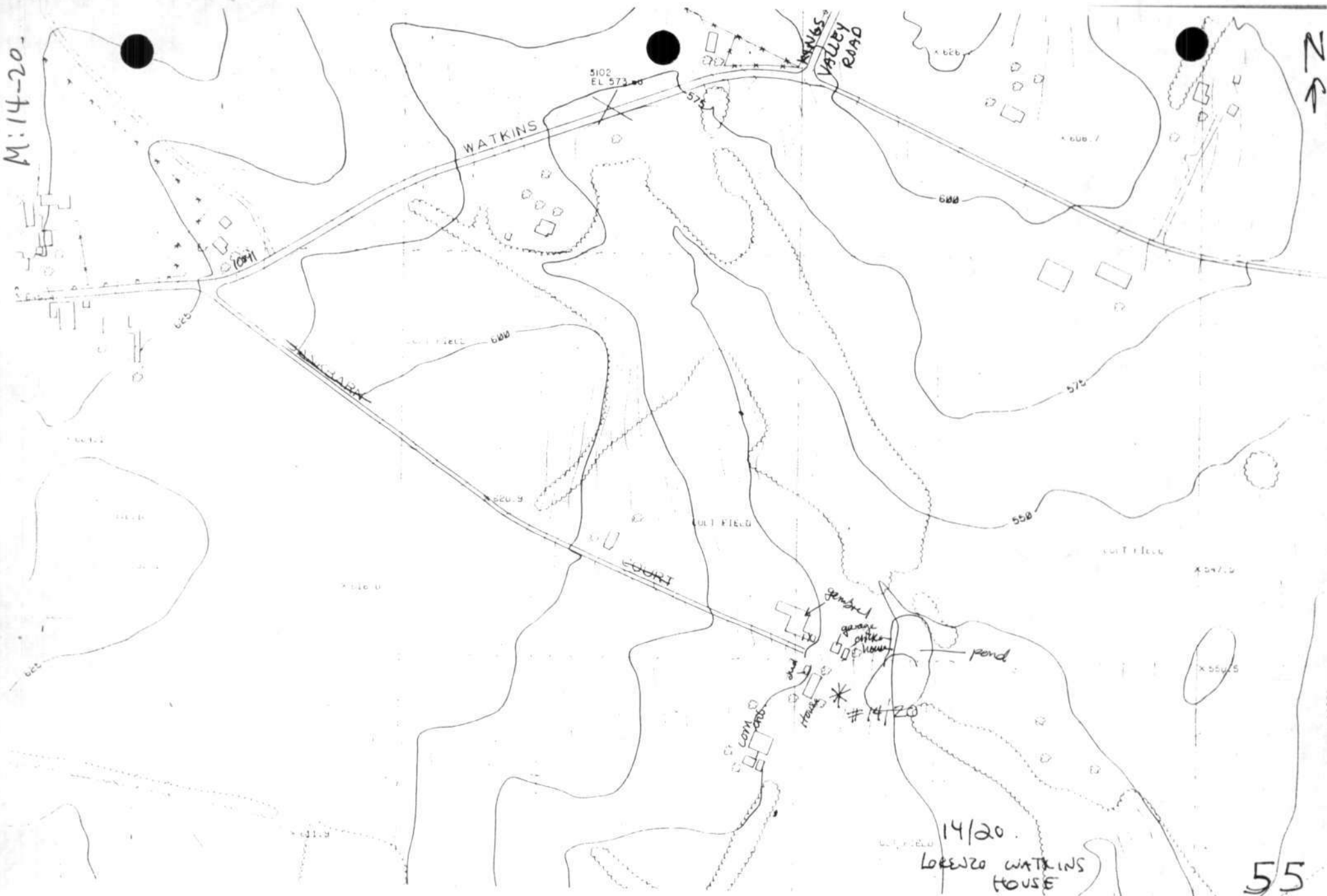
Scale 1" = 400'



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
6787 Georgia Avenue - Silver Spring, Maryland 20910-5760

M: 14-20

M:14-20.



14/20.
LORENZO WATKINS
HOUSE

55

Clare Kelly Cavicchi

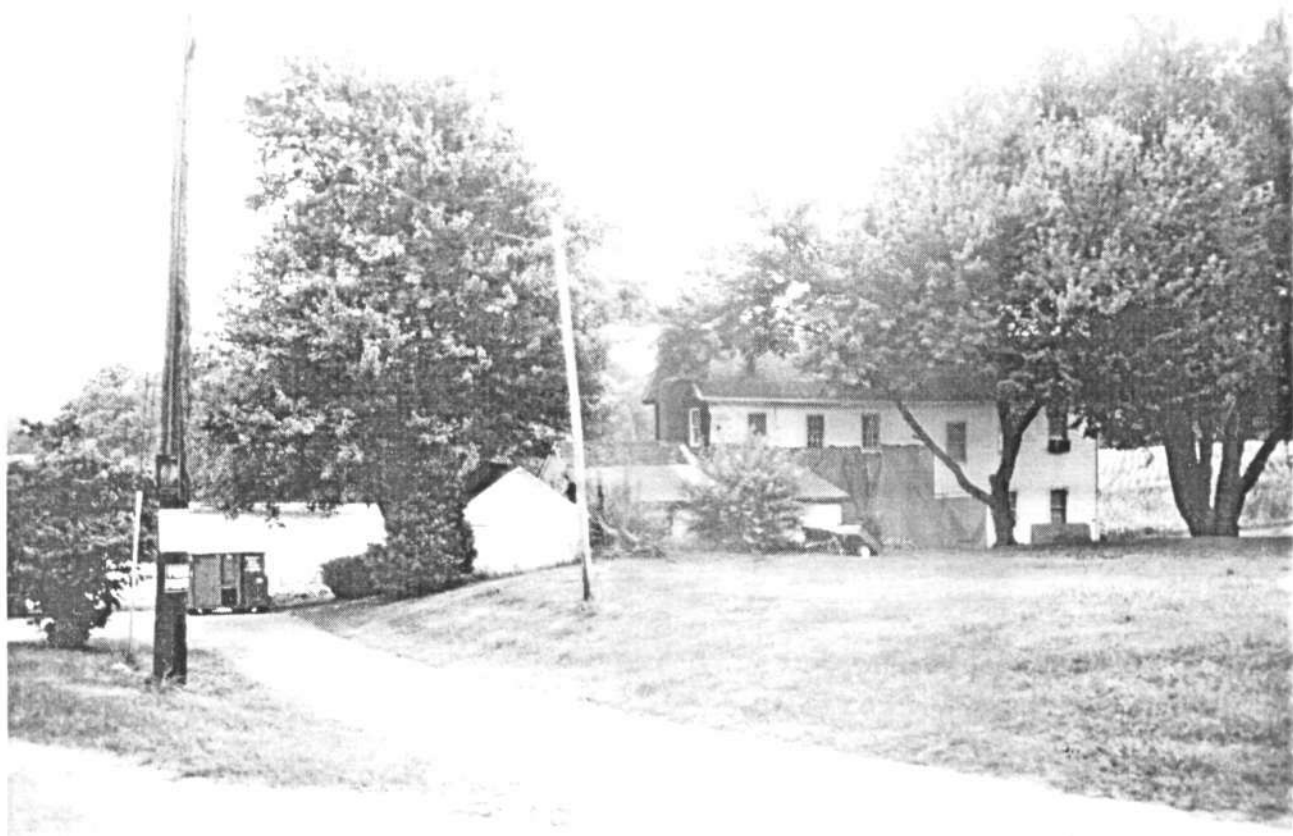
M:14-20

NOTE TO FILE

Historic Sites Research and/or Photography
By Clare Lise Kelly, M-NCPPC
Formerly Clare Lise Cavicchi
301-563-3402

5-2009

M:14-20



M: 14-20 LORENZO WATKINS HOUSE

CLARE CAVICCHI

7-25-2002

M:14-20



PLATE NO. 23-76

14-20



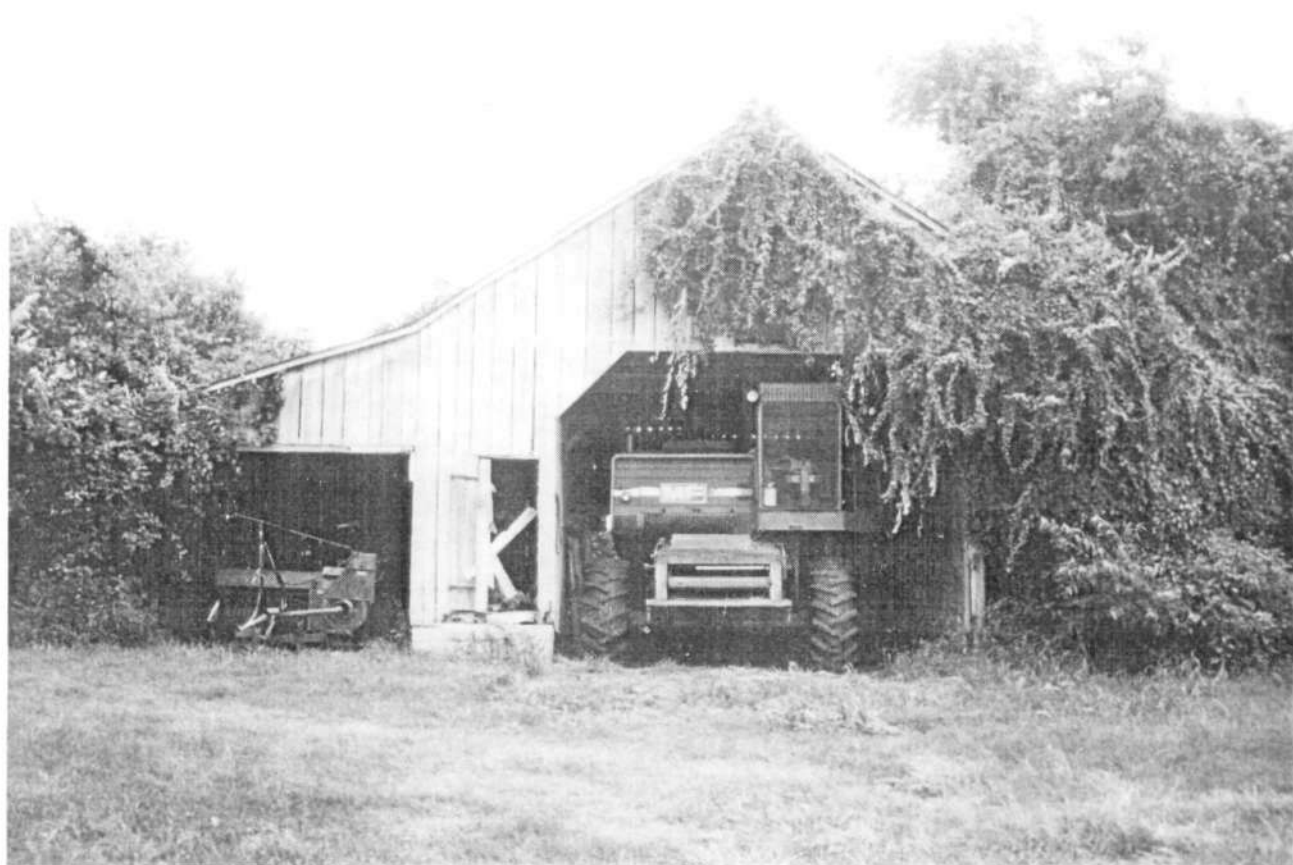
UNIVERSITY MICROFILMS
SERIALS
16

NO. BOX 903,938 - ONTARIO - BRITAIN - 1903 - 880-2100

M: 14-20 LORENZO WATKINS HOUSE

7.25-2002

M:14-20



M: 14-20 URENUZO WATKINS FARM

CLARE CAVICCHI

7-25-2002



M:14-20

LORENZO WATKINS FARM

10820 WATKINS ROAD

017 BAB300NXXON NNN- 9 3140

OUTBUILDINGS REAR OF HOUSE

LOOKING WEST

7-25-2002

CLARE CAVIOCHI



M: 14-20 LORENZO WATKINS FARM

002 BAC10ANKON NIN- I 3939

002

custom bw

48109

CLARE CAVICCHI

7-25-2002



M:14-20

LORENZO WATKINS FARM
10820 WATKINS ROAD

020 800300HXON HNN- 6 3140
LOG DETAIL - FARMHOUSE

7.25.2002

CLARE CAVICCHI



NAME #14-20 LORENZO WATKINS HOUSE

LOCATION OFF WATKINS Rd CEDAR GROVE, Md

FACADE W

PHOTO TAKEN 3/18/74